



APPROVED 9-22-2005

**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA - CITY HALL
3939 N. DRINKWATER BOULEVARD
SEPTEMBER 8, 2005
REGULAR SESSION MINUTES**

PRESENT: Kevin Osterman, Council Member
E.L. Cortez, Vice Chairman
James Heitel, Commission Member
Kevin O'Neill, Development Member
Michael Schmitt, Design Member
Jeremy A. Jones, Design Member

ABSENT: Michael D'Andrea, Development Member

STAFF: Donna Bronski
Tim Curtis
Lusia Galav
Tim Connor
Bill Verschuren
Al Ward
Greg Williams

CALL TO ORDER

The regular session of the Scottsdale Development Review Board was called to order by Councilman Osterman at 1:00 p.m.

OPENING STATEMENT

Councilman Osterman read the opening statement that describes the role of the Development Review Board and the procedures used in conducting this meeting.

ROLL CALL

A formal roll call confirmed members present, as stated above.

MINUTE APPROVAL

1. August 25, 2005 DRB Study Session Minutes
2. August 25, 2005 DRB Regular Meeting Minutes

Board Member Jones requested the following revisions to the Minutes:

Under Study Session item number 1; Taneko Tavern, "He stated that changing to a corer tin roof...." shall be revised to read: "He stated that changing to a **Cor-ten** roof...

VICE-CHAIRMAN CORTEZ MOVED FOR THE APPROVAL OF THE AUGUST 25TH REGULAR MEETING MINUTES AND THE STUDY SESSION MINUTES, AS REVISED. SECONDED BY BOARD MEMBER JONES. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

CONSENT AGENDA

Councilman Osterman noted the request to move case number 28-DR-2005 (7002 E 1st Avenue Building/Parking) to the regular agenda, whereupon

VICE-CHAIRMAN CORTEZ MOVED TO PLACE CASE 28-DR-2005 TO THE REGULAR AGENDA. SECONDED BY BOARD MEMBER JONES. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

3. 82-DR-1984#2 Scottsdale Bible Church Renovation
Site Plan, Elevations & Landscaping
7601 E. Shea Boulevard
Barduson Architecture, Architect/Designer
5. 46-DR-2005 Haarer Property-WCF
10-Foot Stealth Cactus WCF
12251 E. Calle Serena
KDC Architects, Architect/Designer

VICE-CHAIRMAN CORTEZ MOVED TO APPROVE CASE NUMBERS 82-DR-1984#2 (SCOTTSDALE BIBLE CHURCH RENOVATION) AND 46-DR-2005 (HEARER PROPERTY-WCF). SECONDED BY BOARD MEMBER JONES. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

REGULAR AGENDA

4. 28-DR-2005 7002 E 1st Avenue Building/Parking
Expansion/Remodel
Site Plan & Elevations
7002 E. 1st Avenue
Design Coalition, Architect/Designer

Bill Verschuren, Current Planning, presented the case per the staff packet. Highlights of the presentation included an aerial photograph, the site plan, the landscape plan, and elevations.

Tim Connor, Planning and Design, addressed the Board and explained the procedures evaluated in terms of meeting the Downtown guidelines. Mr. Connor noted that co-worker Bob Wood performed the review of the project. Mr. Connor provided examples of recent projects in the area indicative of the trend towards a contemporary nature. This building is an adaptive reuse of a majority of the structure. Some of the lines in the building are reminiscent of some of the forms being seen today.

Barry Bennett, 6921 East 1st Street, addressed the Board to voice his support of the project.

Vice-Chairman Cortez opined that this project is a very nice, detailed project but expressed concern regarding the fact that the project does not seem to draw upon some of the contextual issues of its location. He noted that recent Downtown projects are indicative of some transitions occurring within Downtown, but the noted projects seem to have been able to successfully draw upon some of the architectural elements with covered walkways, pedestrian open spaces for circulation amenities and also upon some of the natural colors that are within the confines of Downtown. He noted that the color samples submitted for review are an off-white gray steel metal pallet, which is not untypical for a contemporary style building with lots of glass. He reiterated that it is a very nice project but questioned whether or not it is contextually appropriate as it currently sits. He noted that the color pallet was the one issue Mr. Connor did not address and queried whether the issue was discussed with the Applicant.

Mr. Connor reported that the color pallet was evaluated and viewed to be very contemporary in nature. The existing building is a darker block. Mr. Connor affirmed that the change will be very different from what currently exists at the location.

Tom Frenkel, 6716 East Montecito, addressed the Board, expressing care and concern for all of his projects, as well as added interest and concerns for this project. Mr. Frenkel plans to move his office to this location. He highlighted the process endured to arrive at this point, citing rezoning and architectural comments. Mr. Frenkel reported receiving nothing but support from the neighbors and read a letter of support to the Board authored by David Michael Miller. He addressed some of the challenges involved with accommodating potential tenants. Mr. Frenkel also specifically addressed the Downtown guidelines and explained various ways in which the project meets those guidelines.

Vice-Chairman Cortez opined that Mr. Frenkel is one of the quality developers that work within the City confines, reiterating that this project is another fine example. He stated that had the building not been in the Downtown District there would be no hesitation in supporting the project 100 percent. He expressed support for the project but noted a concern in drawing upon some of the existing contextual issues found adjacent to this site. One of the major components is the selected color pallet. He acknowledged the sensitivity that must be given due to the residential component and applauded the mixed-use project. He asked Mr. Frenkel to address the issue with regard to the contextual response that the project brings to the corner and to reconsider the color pallet.

Mr. Frenkel stated that color is not his forte but he does not find the colors offensive; however, he would reconsider the color pallet if the Board feels strongly that the colors should be changed.

Russ Robins (phonetic), Design Coalition, addressed the Board to explain the basis of his thinking in terms of the color pallet selection in relation to the design elements of the building.

Board Member Jones opined that this is a very nice project overall. In terms of use of materials and the mix of uses on the site, the project is much better than what the Board normally sees, but he concurs with comments expressed by Vice-Chairman Cortez regarding the color pallet. He stated that when this kind of design is done with minimal planes and minimal features, everything is fairly absolute. When you get that absolute, everything has to be just right. He recalled the history of this style of architecture, noting specific design achievements accomplished with this type of architecture. He noted that the Board has approved a broad color range and requested that the Applicant consider toning down the contrast to reside more comfortably in the area, and refrain from the absolute black and white contrast, which fights the rest of the projects on the street.

Mr. Frenkel agreed to reevaluate the color pallet, if that were the consensus of the Board.

Board Member O'Neill agreed with all of the comments about the architecture, the massing, and the scale of the building. He has no concern with the color or the materials and opined that they work very well together. He noted that there are several other examples of buildings in the Downtown District that are using the metals in their design. He further opined that if the Applicant and the Architect are confident with the color pallet, it is not an extreme enough measure to require the Applicant to return for color approval. He supports the project as is.

Councilman Osterman opined that the colors work better in the larger dimension, as depicted in the larger rendering. He encouraged Mr. Frenkel to take another look at the selected color pallet in relation to colors of the buildings surrounding the project and be as sensitive as possible.

Mr. Frenkel requested additional feedback from Board Members as to what is envisioned that differs from the current proposal.

Vice-Chairmen Cortez stated that the expressed desire to see a warmer, alternate color pallet, did not indicate that the project be all beige. He reiterated that one suggested option is the use of warmer, natural tones. An additional option is to go with a natural colored, warmer, construction material, and/or some accent colors that lend themselves to the broader context of the Downtown District. Vice-Chairman Cortez noted that this is a quality project that is going to set the tone for the next few years with regard to the redevelopment of that area; the Board does not want the next project to come in, having drawn upon the high contrast established in this project. He reiterated the preference to warm-up the color pallet.

Board Member Jones stated that the building is going to establish a new context and if it is done well enough, future buildings will try to work with that and a new direction may be set for the area. He clarified that the Board is looking for something that shows off the massing by being slightly less contrasting in the use of colors.

Board Member Schmitt expressed favor for the design of the project as well as support for the idea of minimizing the amount of contrast noted in the current proposal.

VICE-CHAIRMAN CORTEZ MOVED TO APPROVE CASE NUMBER 28-DR-2005 (7002 E 1ST AVENUE BUILDING/PARKING EXPANSION/REMODEL) WITH THE ADDED STIPULATION THAT THE COLORS RETURN TO A STUDY SESSION FOR REVIEW AND APPROVAL. SECONDED BY COMMISSIONER HEITEL. THE MOTION CARRIED BY A VOTE OF FIVE (5) TO ONE (1) WITH BOARD MEMBER O'NEILL DISSENTING.

ADJOURNMENT

With no further business to discuss, the study session of the Scottsdale Development Review Board was adjourned at 1:47 p.m.

Respectfully submitted,
A-V Tronics, Inc.